

7/187 Loftus Street, Leederville, WA 6007



Apartment For Sale

Wednesday, 3 July 2024

7/187 Loftus Street, Leederville, WA 6007

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Paul DiLanzo
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Offers Closing

*****ALL OFFERS PRESENTED 4PM TUESDAY 16TH JULY 2024***** Loft Haus apartments. Stunning two bedroom, two bathroom PLUS study apartment, with two car bays AND sun bathed courtyard. Quietly located on the sunny north western corner of this boutique building, you will feel the tranquillity of the evergreen surroundings. Boasting large outdoor areas perfect for all your outdoor activities or gardening aspirations. This building boasts sustainable principles and assets to ensure you do your part in protecting the planet. Includes behind the meter facilities and solar powered lighting, common areas and hot water to all units. **WHAT YOU NEED TO KNOW:-** Large open plan living and meals area with engineered oak flooring.- Designer kitchen with stone bench tops, lots of cupboards and storage, pantry and appliance cupboard, induction cook top and stainless steel oven.- King size master bedroom with outlook across rear courtyard, walk in robe and luxurious ensuite bathroom with toilet, shower and vanity.- Big covered alfresco area and HUGE courtyard with extensive garden beds, tranquil green outlook and lock up storage unit.- Large second bedroom with built in robe.- Study nook.- Stylish combination main bathroom & laundry.- High ceilings throughout with shadow line cornice.- Ducted reverse cycle air conditioning.- Audio visual intercom to front entry with two security points.- Secure parking for two cars side by side.- Lift access from the car park.- Visitor parking.- Small building of 15 apartments only.- Sustainable principles.- Behind the meter technology.- Architectural flair.- Built: 2022- Total living: 84sqm (as per title)- Total strata area: 185sqm (as per title)**OUTGOINGS-** Council rates: \$2,112.84/pa (approx)- Water rates: \$1,404.05/pa (approx)- Strata levies: \$986 per quarter, plus reserve fund of \$340 per quarter This listing description has been prepared to the very best of our knowledge. It is up to the individual buyer to do their due diligence before proceeding with a sale / contract.